



SHRIRAM FINANCE LIMITED

Head Office: Level-3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, (Bandra East), Mumbai 400 051; **Tel:** 022 4241 0400 , 022 4060 3100; **Website:** <http://www.shriramfinance.in./auction>

Registered Office: Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai-600 032;

Branch Office: No 13 , Meenakshi Towers, Rajamannar Street, G N Chetty Road, T Nagar , Chennai-600 017.

APPENDIX-IV-A

[SEE PROVISION TO RULE 8(5) & 9 (1)]

SALE NOTICE FOR SALE OF IMMOBABLE PROPERTIES

Note "It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022."

E-Auction Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 9ss(1) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Shriram Finance Limited. The physical possession of which have been taken by the Authorized Officer of Shriram Finance Limited (Earlier known as Shriram City Union Finance Limited) will be sold on "As is where is", "As is what is", and "Whatever there is" basis in e-auction on **03/08/2023 between 11 AM to 1 PM** for recovery of the balance due to the Shriram Finance Limited from the Borrower/s and Guarantor/s, as mentioned in the table, Details of the Borrower/s and Guarantor/s, amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit and increment are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/ Mortgagers	Date & Amount of 13(2) Demand Notice	Description of Property	Reserve Price (Rs.)	Earnest Money Deposit (EMD) (Rs.)	Earnest Money Deposit Details (EMD).)	Date & Time of Auction	Contact Person & Inspection Date
Mr. AvvaRanganathan 7/4, Rangamannar Street, Agaram, Jawahar Nagar, Chennai - 600082	6 th November 2019 Rs. 1,40,74,566/- (Rupees One Crore Forty Lakhs Seventy Four Thousand Five Hundred Sixty Six Only) With further interest and other costs, charges and expenses. Under Loan Account No.	All that piece and parcel of land and building comprised in Old S.No. 237/2 part, New S.No. 237/3, 237/2B1, 237/4, measuring with an extent of 376 Sq.ft., 416 Sq.ft., 412 Sq.ft., 462 Sq.ft., 332 Sq.ft., 364 Sq.ft., of UDS out of 15012 Sq.ft., together with Flats bearing Flat Nos. A, C, D, E, F, I in Third Floor having Plinth area of 1104 Sq.ft., 1219 Sq.ft., 1209 Sq.ft., 1356 Sq.ft. and 975 Sq.ft., 1068 Sq.ft., along with 6 car park, situated at Panchetti Village, Ponneri Taluk, Thiruvallur District and bounded on:	Flat No. A - 22,53,559/- (Rupees Twenty Two Lakhs Fifty Three Thousand Five Hundred and Fifty Nine Only) Area - 1104 Sq.Ft. Flat No. C - Rs. 24,88,297/- (Rupees Twenty Four Lakhs Eighty	Rs.2,25,356/- (Rupees Two Lakhs Twenty Five Thousand Three Hundred and Fifty Six Only) Rs.2,48,829/- (Rupees Two Lakhs Forty	Last Date for Submission of EMD: 31 st July 2023 Time 10.00 a.m. to 05.00 p.m. EMD to be deposited by way of RTGS/NEFT to the account details mentioned herein below	03rd August 2023 Time: 11.00 a.m. to 01.00 P.M.	S Mathew Arun +919994098638 JeevaRathnam R +919841568770 Property Inspection Date: - 22 nd July, 2023

M/s. Pranav Foundations Pvt Ltd. 7/4, Rangamannar Street, Agaram, Jawahar Nagar, Chennai - 600082	RSTNGTF170804000 7	North By : Property belongs to K. Kumari and Padmavathy in S. No. 237/2A and 222 South By: Property belonging to Hari East By : Property on S.No. 220 West By : Road Situating within the Sub-Registration District of Redhills and in the Registration District of North Chennai.	Eight Thousand Two Hundred and Ninety Seven Only) Area - 1219 Sq.Ft.	Eight Thousand Eight Hundred and Twenty Nine Only) Rs.2,46,788/- (Rupees Two Lakhs Forty Six Thousand Seven Hundred and Eighty Eight Only) Rs.2,76,794/- (Rupees Two Lakhs Seventy Six Thousand Seven Hundred and Ninety four Only) Rs.1,99,024/- (Rupees One Lakhs Ninety Nine Thousand and Twenty Four Only) Rs.2,18,007/-	INFAVOUR OF- SHRIRAM FINANCE LTD BANK NAME- AXIS BANK LTD BRANCH - Dr.Radha Krishnan Salai Mylapore, Chennai BANK ACCOUNT NO.- Current Account No. 006010200067449 IFSC CODE- UTIB0000006.	Time 11.00 a.m. to 04.00 p.m.
Date of Possession & Possession Type						
8 th January 2021 & Physical Possession			<u>Flat No. D -</u> Rs. 24,67,885/- (Rupees Twenty Four Lakhs Sixty Seven Thousand Eight Hundred and Eighty Five Only) Area - 1209 Sq.Ft. <u>Flat No. E -</u> Rs.27,67,941/- (Rupees Twenty Seven Lakhs Sixty Seven Thousand Nine Hundred and Forty One Only) Area - 1356 Sq.Ft <u>Flat No. F -</u> Rs. 19,90,244/- (Rupees Nineteen Lakhs Ninety Thousand Two Hundred and Forty Four Only) Area - 975 Sq.Ft. <u>Flat No. I -</u> Rs.21,80,075/-			

			(Rupees Twenty One Lakhs Eighty Thousand And Seventy Five Only) Area - 1068 Sq.Ft	(Rupees Two Lakhs Eighteen Thousand And Seven Only) Bid Increment Rs.25,000/- (Rupees Twenty Five Thousand Only) and in such multiples			
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STATUTARY 15 DAYS NOTICE UNDER RULE 8 (5) & 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002


The borrower/mortgagors/guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-auction i.e. 03/08/2023, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

The Authorised Officer reserves the right to reject any or all bids without furnishing any further reasons. The online auction will be conducted on website (<https://www.disposalhub.com>) of our auction agency NEXXEN SOLUTION PVT. LTD. and for the place of Tender Submission/ for obtaining the bid form / Tender open & Auction, please visit the website <https://www.disposalhub.com> and for detailed terms and conditions of the sale please refer to the link <https://www.shriramfinance.in/auction> provided in the Shriram Finance Limited website.

Place: Chennai
Date:18/07/2023

Sd/- Authorized Officer
Shriram Finance Ltd.

Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

	SHRIRAM FINANCE LIMITED Head Office: Level-3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, (Bandra East), Mumbai 400 051; Tel: 022 4241 0400 , 022 4060 3100; Website: http://www.shriramfinance.in/auction Registered Office: Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai-600 032; Branch Office: NO 13 Meenakshi Towers, Rajamannar street, G N chetty Road, T Nagar, Chennai-600 017
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Terms and Conditions for sale of assets of borrower accounts through online E-auction under SARFAESI ACT 2002

Borrower Name:- M/s. Mr. AvvaRanganathan & Loan Account No. RSTNGTF1708040007

1. Nature and Object of Online Sale:

- a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
- b. The sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.

2. (a) The auction sale will be On-line E-Auction / **Terms & Conditions available in website <http://shriramfinance.in/auction>** & for Bidding and Auction through third party service provider website <https://disposalhub.com> respectively on **23/05/2023** between 11.00 AM and 1.00 PM **with unlimited extension of 5 minutes time in case of receipt of bid in last 5 minutes**. Bidders shall improve their offers in multiples as specified in the Notice **during online bidding of the property**.

(b) **Inspection Date & Time:** 13th May, 2023 Time 11.00 a.m. to 04.00 p.m...

3. Registration of Bidders with auction service provider-**NexXen Solutions Private Limited** for bidding in e-auction as per the requirement of the Auctioneer Company is essential. For details in this regard, kindly visit auction service provider website <https://disposalhub.com> or **Contact No.: +91 124 4 233 933, Mobile No. +91 98100 29926 & +91 97100 29933**

4. Caution to bidders:

- a. Property is being sold on basis of "As is where is", "As is what is", and "Whatever there is".
- b. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties except those mentioned in the Notice. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of The Shriram Finance Limited. The property is being sold with all the existing and future encumbrances whether known or unknown to the Shriram Finance Limited. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- c. The Shriram Finance Limited does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like

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Name of Bidder	Signature of Bidder	Date

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outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees or any other dues of the property if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

- d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax or any other etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.
- e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
- f. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shall be borne by the purchaser(s).

5. Inspection of Property/Immovable Assets:

- a. Property/ Assets can be inspected on the date(s) given in the public sale notice, and on any other date at the discretion of Authorised Officer with prior appointment. For prior appointment **Please contact :- Mr. Mathew Arun 9994098638**
- b. Bidders shall inspect the property/ Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the property/ Assets.
- c. **Bidders are bound by the principle of caveat emptor (Buyer Beware).**

6. Inspection of Title Deeds:

- a. Bidders may inspect and verify the title deeds and other documents relating to the property available with The Shriram Finance Limited.

7. Submission of bid forms:

- a. Bid form shall be submitted along with the 10 % of EMD amount on or before the last date and time given in the sale notice.
- b. Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.
- c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves. It is the sole responsibility of the bidder.
- d. Bids form shall be duly filled in with all the relevant details. The bidders should submitted copies of PAN card and proof of residential address, while submitting bid form. The bidders other than individuals should also upload proper mandate for e bidding.
- e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.

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- g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. will be accepted as the identity document and should be submitted along with the bid form.
- h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

8. Earnest Money Deposit (EMD):

- a. The bid shall be accompanied by the EMD as specified in the public sale notice/tender document. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT. Account Name : Shriram Finance Limited, Bank :- **AXIS BANK LIMITED, BRANCH- DR.Radhakrishnan Salai, Mylapore, Chennai-600004** BANK ACCOUNT NO.- **Current Account No. 006010200067449 IFSC CODE – UTIB0000006** or by way of demand draft drawn in favour of **Shriram Finance Limited**, of the Nationalized Bank, payable at par Earnest Money Deposit (EMD) shall be adjusted in case of highest bidder, **otherwise refunded within 15 working days of finalization of sale**. The EMD shall not carry any interest. Further, in case possession of property is delayed by any reason whatsoever, the auction purchaser will neither be entitled for any interest nor damages.
- b. Bidders not to disclose remittance details of EMD, UTR Code, etc. to any one and to safeguard its secrecy.
- c. Bidders shall preserve the remittance challan and shall produce the same as and when demanded.
- d. Bid form without EMD shall be summarily rejected.
- e. All details regarding remittance of EMD shall be entered in the bid form.
- f. EMD, either in part or in full, is liable for forfeiture in case of default.

9. Bid Multiplier:

- a. The bidders shall increase their bids in multiplies of the amount of **Rs.25,000/-** specified in the public sale notice/Terms and condition of Sale.

10. Duration of Auction sale:

- a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
- b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
- c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five

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minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.

- d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
- e. No complaint on time-factor or paucity of time for bidding will not be entertained.

11. Online Bidding:

- a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. In case of sole bidder, one increment in bidding is mandatory.
- d. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- e. No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full will be forfeited.
- f. Bidders may, subject to conditions of online service provider, may avail pre-auction training. The prospective qualified bidders may contact Auction Service Provider with phone number and email id:- **NexXen Solutions Private Limited, Tel. No.: +91 124 4 233 933, Mobile No. +91 98100 29926 & +91 97100 29933, Help Line e-mail ID: csd@disposalhub.com** prior to the date of e-Auction.

12. Declaration of successful bidder:

- a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by auction service provider/Shriram Finance Limited.
- b. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
- c. All intimations to bidders/auction purchaser will be primarily through e-mail by the auction service provider/ The Shriram Finance Limited.. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from The Shriram Finance Limited. Non-receipt of intimation should not be an excuse for default/non-payment.

13. Deposit of purchase price:

- a. The bidder declared successful, shall pay, immediately on the same day after such declaration,

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a deposit of 25% (less EMD already paid) on the amount of his purchase money.

- b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be deposit within 24 hours.
- c. The balance amount of purchase money shall be paid on or before the 15th (Fifteenth) day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.
- d. **In case of Bid amount is equivalent or above of INR 50 Lakhs, The Successful bidder should pay 1% of TDS in BID amount to and in Fav of our Borrower's PAN and should pay the balance entire 99% to and in Fav of Shriram Finance Limited. The proof for TDS payment should be submitted along with the proof of final bid payment. In case of failure on this part, TDS has to be pay by Successful bidder and no refund for additional payment will be entertained. The Sale Certificate will not be issued till compliance of this clause.**

14. Default of Payment:

- a. Default of payment of 25% of bid amount (less EMD) on the same day or within 24 hours as stated in para 13(b) above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice.
- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Shriram Finance Limited.

15. Sale Certificate / Payment of Stamp Duty:

- a. On confirmation of the sale by the Shriram Finance Limited and compliance of the terms of payment, The Authorized Officer shall issue a certificate of sale of the said property in favour of the successful bidder/purchaser in the form given in Appendix V to Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.
- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person with authority letter.
- d. The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per law. All statutory/non statutory dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.
- e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period.

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- f. No request for return of deposit either in part or full/cancellation of sale will not be entertained.

16. Return of EMD:

- a. EMD of unsuccessful bidders will be returned through NEFT/RTGS transfer to the SFL account details provided by them in the bid form and intimated via their email id.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorised Officer of the Shriram Finance Limited.

17. Stay/Cancellation of Sale:

- a. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- b. Default in payment of 25% of the purchase price or the balance purchase price within the stipulated/extended time shall result in forfeiture and cancellation of sale and The Shriram Finance Limited will be entitled to re-auction the same.

18. Delivery of Title Deeds:

- a. The title deeds and other documents related to the property and deposited with the Shriram Finance Limited for creation of Equitable Mortgage/Simple Mortgage shall be delivered to the Successful bidder/ Auction Purchaser, at the time on execution of the Sale Certificate.

19. Delivery of possession:

- a. All expenses and incidental charges there to shall be borne by the auction purchaser.

20. Other Conditions:

- a. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
- b. The Shriram Finance Limited has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.
- c. The Authorised Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.
- d. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- e. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will not be entertained.
- f. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.
- g. Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Shriram Finance Limited and Shriram

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Finance Limited would not entertain any claim or representation in that regard from the bidders.

- h. The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (5) & 9 (1) of the Security Interest (Enforcement) Rules, about the holding of above mentioned auction sale.
- i. Disputes, if any, shall be within the jurisdiction of **Chennai Courts** only.
- j. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

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